

ROSEDOWN HOMEOWNERS' ASSOCIATION

SUMMARY OF COVENANTS & DEED RESTRICTIONS

The purpose of this summary is to make it easier for residents of Rosedown Subdivision to know the contents of the legal documents and make them more readable. In no way is this summary to replace the legal and binding documents and in areas of conflict, the legal documents take precedent. Complete copies are available on line at www.rosedown.org and at the St. Tammany Parish Clerk of Court.

SECTION/TOPIC/DESCRIPTION

I. Definitions Definitions of Architectural Committee, Association, Board of directors, Developer, Lot, and Rules & Regulations.

II. Use of Property Only single family residential construction is allowed.

III. Prohibited Activities

- No animals, birds, or fowl (except for dogs, cats, and pet birds)
- No clothes lines or drying yards
- No storage of liter, lumber, scrap metals, or building materials except for temporary periods during new construction, repairs, or remodeling
- No temporary structure, trailer, camper, camp truck, house trailer, mobile home, tent, shack, barn, or other outbuilding, junk vehicle, commercial vehicle, trailer, truck, camper, camp truck, house trailer, camper, mobile home, boat, or other machinery. Exception: vehicles, mobile homes, boats, machinery, and equipment enclosed and kept within an enclosed storage room or garage, but not in the front yard.
- No cutting down of trees. Sound trees in excess of six (6) inches in diameter and three (3) feet above ground require approval of Architectural Committee.
- Garbage and Trash Receptacles (except on pickup days) shall not be visible from the street.
- Outbuildings shall not be used as permanent or temporary residences.
- No unsafe or hazardous work on property.
- No individual water supplies (except for irrigation, swimming pools, or other non-domestic use).
- No weeds, underbrush, unsightly objects, refuse/trash piles
- Changes in elevations of the land require prior Architectural Committee approval and such changes shall not affect neighboring property.
- All antennas (excluding small satellite dishes) must be concealed inside attic spaces. Whenever possible, install small satellite dishes out of sight.
- No noise which offends, disturbs, or constitutes a nuisance.
- No individual sewage treatment plants and septic tanks.
- Work of any nature on properties must be done in strict compliance with the Rules and Regulations.

IV. Easement Over Lots This paragraph gives the developer the right to grant reasonable easements for sewer, water, drainage, cable tv, telephone, electricity, gas, and other utilities.

V. Establishment of Rosedown Property Owners Association This section provides for the establishment of a homeowners association comprised of all property owners in the subdivision, addresses voting rights, rules & by-laws and the Rosedown Architectural Control Committee (RACC).

VI. Architectural Control Committee This section describes how the Rosedown Architectural Review Committee shall operate.

VII. Members' Right of Enjoyment Every Member shall have the right of use and enjoyment of Common areas and facilities, but some rules govern the use of it.

VIII. Annual Assessments and Carrying Charges Each person, group, corporation, partnership, trust or other legal entity who becomes a record owner of a lot shall pay the Association, in advance, an annual sum (assessment) equal to the member's share of the sum required to meet the Association's annual expenses.

IX. Standards For Control of Construction In addition to the requirements set forth in these restrictions, all construction shall conform to the requirements of the governing authority of the subdivision.

X. Subdivision of Lots and Ownership No lot within the Subdivision shall be divided into smaller lots except with the approval of ALL lot owners.

XI. Notice

- Notice of any Association meetings shall be given to property owners at least ten (10) days prior to such meeting.
- A vote of the majority of property owners in attendance at the meeting shall bind ALL property owners whether in attendance or not.

XII. Special Provisions –Construction – Setbacks, Etc.

- **Building Permit** – Permits are required and RACC approval for clearing lots
- **Building Size** – This section describes restrictions concerning dwelling sizes, building culverts, elevations, building setbacks, fences, sodding and common areas.
- **Fences** – Maximum height for fences is six (6) ft.
- **Setbacks** – Refer to Parish
- **Driveways** – All driveways connecting to the street must have a culvert (size approved in advance by the Architectural Control Committee) or swale to ensure the proper flow of drainage.

XIII. General Provisions – Term, Amendments, Effects of Provisions of Act, Severability, Captions, No Waiver